This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

Karen Johnson Davidson County
Batch# 377376 DEEDQC
03/25/2020 11:16:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200325-0032371

New Owner: Buford O'Neal Benson, Jr.
435 Brewer Drive
Nashville, TN 37211

Send tax notice to: Buford O'Neal Benson, Jr.
435 Brewer Drive
Nashville, TN 37211

Map and Parcel No. 6D 65140 161-8 par 6

EXECUTOR'S DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

I, **Laney McKay**, Executrix of the Estate of Buford O'Neal Benson, Sr. ("Grantor"), appointed by the Davidson County Probate Court, File No. 19P1355, and pursuant to the authority granted me under the Last Will and Testament of Buford O'Neal Benson, Sr., and in partial settlement of said Estate, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Buford O'Neal Benson, Jr.**, a married man, ("Grantee"), his heirs and assigns, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Kingswood Park Subdivision, of record in Book 2900, page 70, Register's Office for said county, described as follows:
>
> Said Lot No. 8 fronts 133 feet on the southerly side of Brewer Drive and extends back 186 feet on the westerly line and 315.6 feet on the easterly line, to a broken line on which it measures 227.9 feet.

DESCRIPTION is taken from prior deed of record. This improved property is commonly known as 435 Brewer Drive, Nashville, Davidson County, Tennessee 37211, and such property was not the common residence of the Decedent for purposes of the Fourth Paragraph of Decedent's Last Will and Testament.

THIS CONVEYANCE is made subject to all restrictions, easements and setback lines that are applicable to the above described property and are of record, and to all zoning and subdivision restrictions of the appropriate governmental body, and further subject to Restrictive Covenants of record in Book 2963, page 153; Book 3030, page 491; and Book 3177, page 227, each in the Register's Office for Davidson County, Tennessee; and easements and setback lines contained in the Owner's Certificate shown on Plan of record in Book 2900, page 70, said Register's Office.

BEING THE SAME PROPERTY CONVEYED to Buford O'Neal Benson, Sr. from Buford O'Neal Benson, Jr. by Quitclaim Deed of record in Instrument No. 20190711-0067894, Register's Office, Davidson County, Tennessee.

The certified Last Will and Testament of Buford O'Neal Benson, Sr. is of record in Instrument No. 20200325-0032390 and the certified Order of Probate for Docket No. 19P1355 is of record in Instrument No. 20200325-0032369 both in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 3 day of March, 2020.

ESTATE OF BUFORD O'NEAL BENSON, SR., DECEASED

By: Laney McKay
Laney McKay, Executrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Laney McKay, Executrix,** with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: NA), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 7-11-2021

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 11, 2021
COUNTY OF WILLIAMSON

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

AFFIANT:

Laney McKay
Laney McKay, Executrix

Sworn to and subscribed to before me on the 3rd day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 7-11-2021

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 11, 2021
COUNTY OF WILLIAMSON